



9 Cragganmore Place, Perth, PH1 3GJ
Offers over £295,000

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9 Cragganmore Place Perth, PH1 3GJ

- Detached family villa
- Spacious living room
- Dining kitchen
- Excellent storage space
- Off-street parking & garage
- 4 double bedrooms 1 en-suite
- Dining/family room
- Private rear garden
- Quiet cul-de-sac
- Easy access to travel links

Welcome to 9 Cragganmore Place in Perth - a delightful detached family home which boasts two reception rooms, four bedrooms, and two bathrooms. This attractive property offers plentiful storage space, perfect for keeping your belongings neatly organised. Situated in a peaceful cul-de-sac, this home provides a tranquil environment for you to relax and unwind. With generous room proportions, you'll have plenty of space to create your ideal living areas and accommodate your family comfortably.

One of the standout features of this property is its move-in condition, saving you the hassle of any immediate renovations or repairs. Additionally, the easy access to travel links and schools makes this location not only convenient but also highly desirable for families.

Offers over £295,000

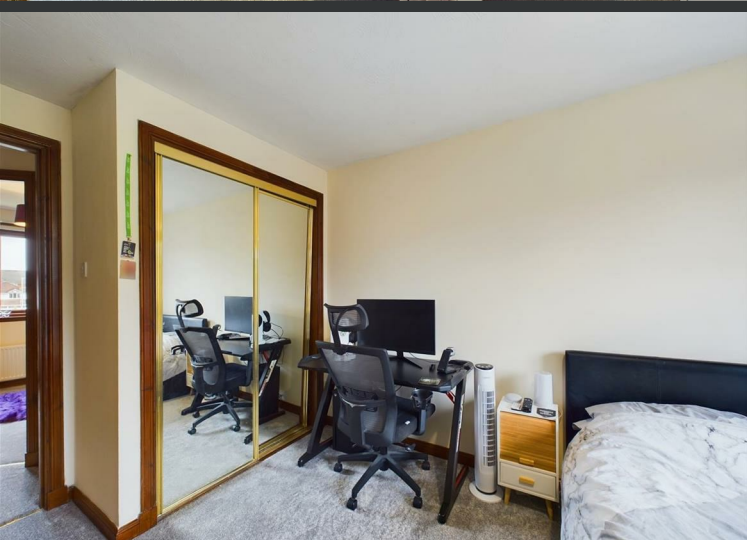


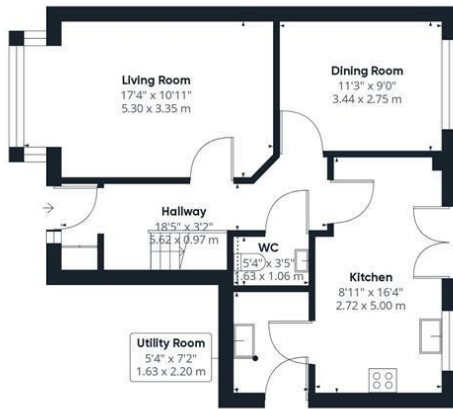


Location

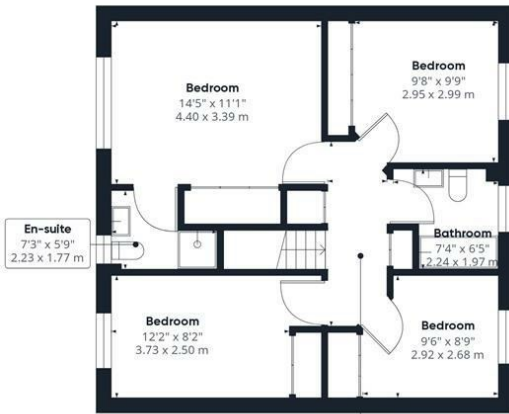
The property is located towards the western side of Perth. Within walking distance there are a number of amenities including a regular bus service, playparks, local supermarket and the newly completed Tulloch Primary School. Road links give easy access to the city centre, Crieff Road, dual-carriageway and SSE Headquarters at Inveralmond.







Ground floor



Floor 1



Approximate total area⁽¹⁾

1211.26 ft²
112.53 m²

Reduced headroom

0.97 ft²
0.09 m²

(1) Excluding balconies and terraces

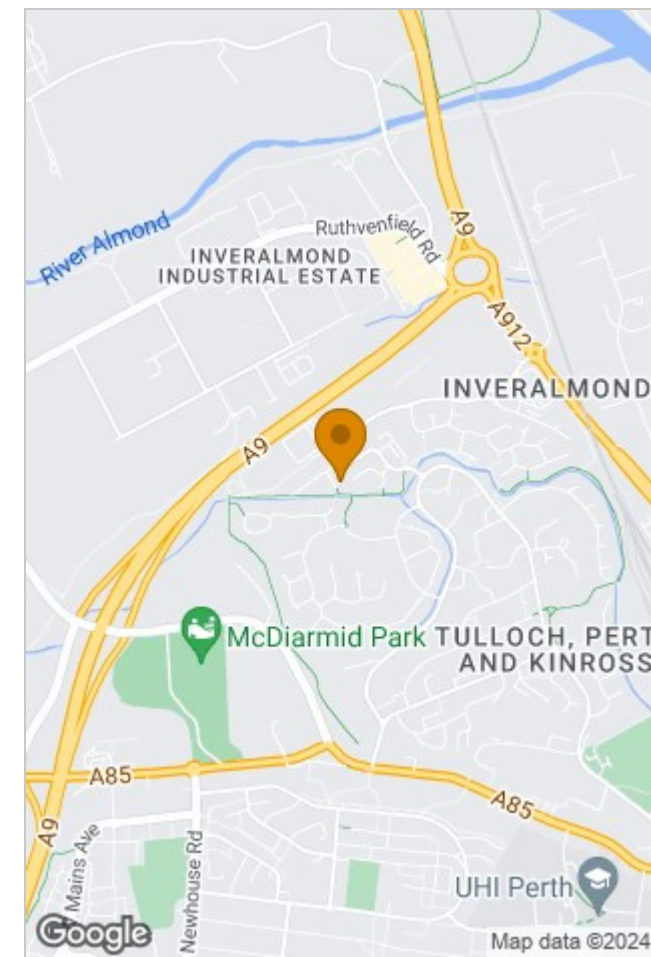
Reduced headroom

..... Below 5 ft/1.5 m

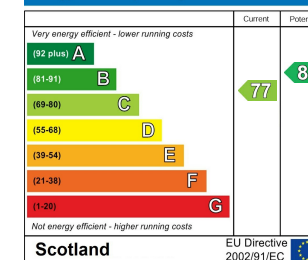
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

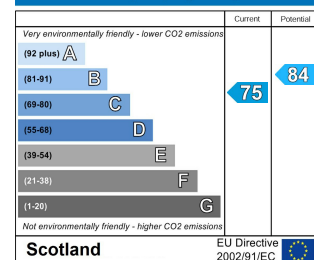
GIRAFFE 360



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

